

**AN ORDINANCE OF THE VILLAGE OF INNSBROOK, MISSOURI,
AMENDING SECTION 8.5.2 OF THE ZONING REGULATIONS OF THE
VILLAGE OF INNSBROOK AND RELATED DEFINITIONS
REGARDING HOME OCCUPATIONS**

WHEREAS, pursuant to Ordinance No. 10 of the Village of Innsbrook, Missouri (the “Village”), the Village adopted the Warren County Zoning Order and Subdivision regulations as its own; and

WHEREAS, pursuant to Ordinance No. 70, the Village adopted zoning regulations related to Home Occupations; and

WHEREAS, pursuant to Ordinance No. 93, the Village adopted specific revisions to replace the Warren County Zoning Order, known as the Village of Innsbrook Zoning Order (the “Zoning Regulations”); and

WHEREAS, pursuant to Ordinance No. 113, the Village amended and incorporated various ordinances into the Zoning Regulations, including those related to Home Occupations; and

WHEREAS, the regulations regarding Home Occupations are contained in Section 8.5.2 of the Zoning Regulations; and

WHEREAS, the Missouri General Assembly adopted Sections 71.990 and 89.500, RSMo., which restrict the regulation of home occupations; and

WHEREAS, the Planning and Zoning Commission of the Village of Innsbrook held a public hearing on February 4, 2026, to consider amending Section 8.5.2 and related definitions of the Zoning Regulations regarding changes to the regulation of home occupations in the Village; and

WHEREAS, at such public hearing, residents and interested persons had the opportunity to be heard regarding such changes; and

WHEREAS, the Board of Trustees of the Village desires to amend the home occupation regulations of the Village.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, AS FOLLOWS:

SECTION 1: That Section 2.3 of the Zoning Ordinance of the Village of Innsbrook be and hereby is amended by deleting the existing definitions of the terms “Home Occupation” and enacting, in lieu thereof, a single new definition of the term “Home Occupation” to read as follows:

HOME OCCUPATION

Any lawful occupation or profession performed by a resident within a residential dwelling unit or accessory structure, which is clearly incidental and secondary to

the use of such dwelling unit for residential purposes and does not change the residential character of the building or adversely affect the character of the surrounding neighborhood.

SECTION 2. That Section 8.5.2 of the Zoning Ordinance of the Village of Innsbrook be and hereby is amended by deleting Section 8.5.2 in its entirety and enacting, in lieu thereof, a new Section 8.5.2 to read as follows:

8.5.2 Home Occupations.

Home occupations permitted pursuant to the provisions of this Section are subject to the following:

8.5.2.1 The home occupation may be performed only by the owner or a tenant of the dwelling unit: (1) within which the home occupation is being performed; or (2) any applicable accessory structure associated with the dwelling unit.

8.5.2.2 The total number of employees and clients present onsite at any one time in a dwelling unit or accessory structure related to the home occupation shall not exceed the occupancy limit for the dwelling unit. For purposes of this section, the occupancy limit shall be determined by dividing the total habitable floor area of the dwelling unit, including spaces for living, sleeping, eating, and cooking, but excluding bathrooms, closets, halls, storage, garages, utility rooms, and other similar spaces, by 200, rounding up to the nearest whole number.

8.5.2.3 There shall be no signs, displays, or activity that will indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence, except that one (1) identification sign not exceeding one (1) square foot in aggregate gross surface area is authorized, as regulated in Chapter 12.

8.5.2.4 The home occupation and all related activity, including storage, shall be conducted completely within the dwelling unit or permitted accessory structure and no storage or display of materials, goods, supplies, or equipment related to the home occupation shall be visible from the outside of any structure located on the premises of the dwelling unit.

8.5.2.5 The performance of any home occupation, including but not limited to the storage of goods and equipment, shall not reduce or render unusable areas provided for the required off-street parking.

8.5.2.6 There shall be no special structural alterations, or construction features, to the residence which would cause the residence to differ from its residential character.

8.5.2.7 A minimum of two (2) off-street parking spaces shall be provided on the premises for said home occupation.

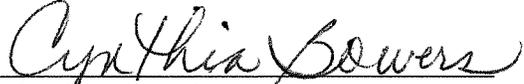
8.5.2.8 There shall be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure in which the home occupation is located as a permitted accessory use in excess of that associated with residential use.

8.5.2.9 Home and garage sales shall not be considered home occupations, but shall be regulated as temporary uses in accordance with the applicable provisions of Section 8.6.4.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage by the Board of Trustees and signature of the Chairman.

SECTION 4. To the extent of any inconsistency or conflict between this and any other Ordinance of the Village, the terms of this Ordinance shall supersede and control.

This Bill was passed and approved this 19th day of February, 2026, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.


Cynthia Bowers, Chairman
Board of Trustees

ATTEST:


Karen Denson
Village Clerk